105.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,238,800 / 1,238,800
					USE VALUE:	1,238,800 / 1,238,800
					ASSESSED:	1,238,800 / 1,238,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWLE CHRISTOPHER J
Owner 2:	TOWLE PAMELA
Owner 3:	
Street 1:	44 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GILMAN REBECCA L--ETAL -
Owner 2:	DOYLE STEPHEN W -
Street 1:	44 MORNINGSIDE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-1941

NARRATIVE DESCRIPTION

This parcel contains 10,767 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 4266 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10767.000	718,700		520,100	1,238,800
Total Card	0.247	718,700		520,100	1,238,800
Total Parcel	0.247	718,700		520,100	1,238,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.36 | /Parcel: 290.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
67527			10/17/18

!8330!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	729,000	0	10,767.	520,100	1,249,100	1,249,100	Year End Roll	12/18/2019
2019	101	FV	539,200	0	10,767.	520,100	1,059,300	1,059,300	Year End Roll	1/3/2019
2018	101	FV	539,200	0	10,767.	445,800	985,000	985,000	Year End Roll	12/20/2017
2017	101	FV	539,200	0	10,767.	416,100	955,300	955,300	Year End Roll	1/3/2017
2016	101	FV	539,200	0	10,767.	356,600	895,800	895,800	Year End	1/4/2016
2015	101	FV	517,800	0	10,767.	319,500	837,300	837,300	Year End Roll	12/11/2014
2014	101	FV	517,800	0	10,767.	295,700	813,500	813,500	Year End Roll	12/16/2013
2013	101	FV	517,800	0	10,767.	282,000	799,800	799,800		12/13/2012

PRINT

Date	Time
12/10/20	22:54:29

LAST REV

Date	Time
02/19/19	11:50:01
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8330

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILMAN REBECCA	1215-67		12/10/1999		329,000	No	No		
FED NAT MORTGAG	1112-179		7/1/1993		155,000	No	No		L

USER DEFINED

Prior Id # 1:	67527
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2001	436	Addition	40,000	C				ADD 2ND FLOOR-AND
5/31/1994	251		28,000					19X28 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Meas/Inspect	189	PATRIOT
5/7/2002	Permit Visit	PM	Peter M
6/19/2000	MLS		
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
9/11/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10767		Sq. Ft.	Site		0	70.	0.69	4									520,106						520,100	

Total AC/HA: 0.24718 | Total SF/SM: 10767 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 520,106 | Spl Credit | Total: 520,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:	1	Rating:	Good
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99953389
Const Adj.:	1.00989902
Adj $ / SQ:	126.179
Other Features:	134895
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753339
Depreciation:	34654
Depreciated Total:	718685

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

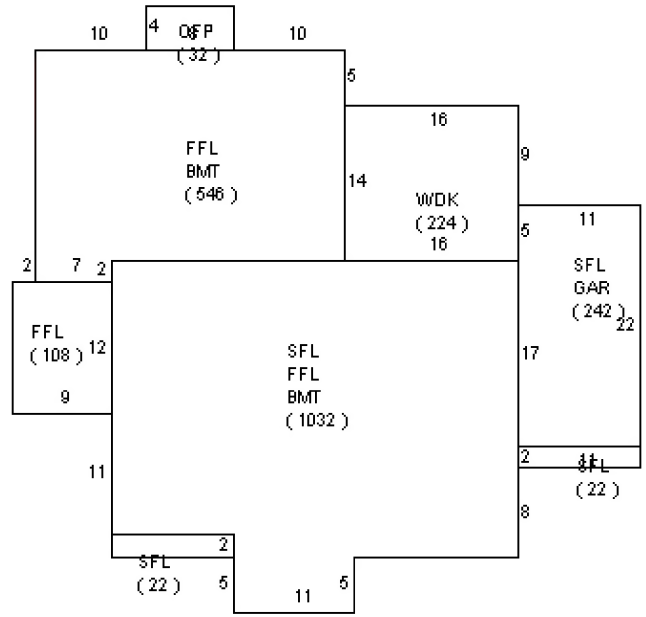
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.68
Special Features:	0	Val/Su Net:	141.48
Final Total:	718700	Val/Su SzAd	239.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,686	126.180	212,737
BMT	Basement	1,578	62.530	98,679
SFL	Second Floor	1,318	126.180	166,303
GAR	Garage	242	25.580	6,191
WDK	Deck	224	10.570	2,367
OFP	Open Porch	32	44.440	1,422
	Net Sketched Area:	5,080	Total:	487,699
Size Ad	3004	Gross Are	5080	FinArea 4266

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	